

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Heyford Park Developments

Proposal: Discharge of condition 10 (Travel Information Pack) of 19/00440/REM

Expiry Date: 12 July 2021

Extension of Time: 15 April 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The original permission for this application was submitted as part of a series of amended schemes that sought to provide additional housing at Heyford Park as part of the Growth Deal for Oxfordshire. As a result, the Council received 4 amended reserved matters applications, that provided the requisite number of units to comply with the original outline planning permission for Heyford Park (Ref: 10/01642/OUT), together with a detailed application (Ref: 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and provided an uplift of 41 additional units above had been approved in 2011 under the outline planning permission.
- 1.2. In effect, application 19/00446/F obtained planning permission to develop three separate parcels of land known as Phases 5D and 8C, together with Trenchard Circle, a relatively self-contained site on the eastern fringe of Heyford Park.
- 1.3. The permission for Phase 8A 19/00440/REM, the Reserved Matters to 10/01642/OUT, comprises the provision of twenty-four affordable residential units with associated landscaping, car parking, infrastructure and external works.

2. RELEVANT PLANNING HISTORY

- 2.1 The following planning history is considered relevant to the current proposal:
 - 08/00716/OUT OUTLINE application for new settlement of 1,075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (as amended by plans and information received 26.06.08). Application initially Refused but Subsequently allowed at appeal;
 - 10/01642/OUT Outline - Proposed new settlement of 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure. Permitted;
 - 10/01619/CAC Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1). Permitted;
 - 13/01811/OUT OUTLINE - Up to 60 dwellings and public open space with associated works. Permitted;
 - 13/00153/DISC Discharge of Condition 8 of 10/01642/OUT (Design Codes). Permitted;
 - 16/00627/REM Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works. Permitted;
 - 16/00196/F Demolition of existing bungalows and erection of 13 dwellings with associated car parking and landscaping. Permitted;

- 16/00864/REM Reserved Matters Application for 10/01642/OUT - Dorchester Phase 8 (Trident) only. The application represents the provision of 91 residential units of mixed type (dwellings and apartments) and tenure (open market and affordable) with associated gardens, access roads, car parking, landscaping, a local area of play (LAP), utilities and infrastructure. Permitted;
- 17/00663/F Construction of roads with associated infrastructure within the Heyford Park development. Permitted;
- 17/00973/REM Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works. Permitted;
- 17/00983/REM Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings. Permitted;
- 19/00438/REM Reserved matters to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 13 residential units (5 open market and 8 affordable) with associated landscaping, car parking, infrastructure and external works. Pending Consideration;
- 19/00439/REM Reserved matters to 10/01642/OUT -Dorchester Phase 7A, comprising the provision of eleven, two bed affordable dwellings with associated landscaping, car parking, infrastructure and external works. Permitted;
- 19/00440/REM Reserved Matters to 10/01642/OUT - Dorchester Phase 8A, comprising the provision of twenty-four affordable residential units with associated landscaping, car parking, infrastructure and external works. Permitted;
- 20/03640/NMA Non-material amendment to 19/00438/REM - amended drawings, amended plot numbers. Permitted;
- 20/03625/NMA Non-material amendment to 19/00441/REM - amended drawings, amended plot numbers. Permitted; and
- 21/00181/NMA Non-material amendment to 19/00440/REM - Amended roof design to apartment type SPF2(A) via introduction of additional roof gables to add interest; Amended roof design to apartment type SPF3 via introduction of additional roof gables to key elevations; Enlarged lobby area to apartment SPF3 and associated elevational changes; Substitution of cladding for grey render on elevations. Phase 8A only. Pending Consideration.

3. CONDITIONS PROPOSED TO BE DISCHARGED

- 3.1 This application relates to application Ref: 19/00440/REM of which Condition no.10 stated:

“Prior to first occupation of any dwelling hereby approved, a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack within 1 calendar month of occupation.”

4. RESPONSE TO CONSULTATION

- 4.1 The final date for comments was **18 February 2021**.The comments raised by third parties are summarised as follows:

- OCC Highways - Amendments requested in the County's response of 6 June 2021 have subsequently been satisfactorily included. The Travel Information Packs are now acceptable. No objections.

5. APPRAISAL

- 5.1. The original application was EIA development. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.
- 5.2. A travel welcome pack was submitted and revised on 2nd February as requested by the Highway Authority to include:
- Site Locations;
 - Cycle parking information has been added; and
 - There is now an additional section that covers EV charging, taxi details and supermarket delivery options.
- 5.3. The revised Travel Welcome Pack submitted on 2nd February to accord with OCC Highway Authority requirements is deemed acceptable to discharge Condition 10 of 19/00440/REM.

6. RECOMMENDATION

That the Travel Information Pack received on 2nd February 2022 be approved in accordance with Planning Condition 10 of application 19/00440/REM.

Case Officer: Andrew Lewis

DATE: 12 April 2022

Checked By: Andy Bateson

DATE: 13th April 2022
